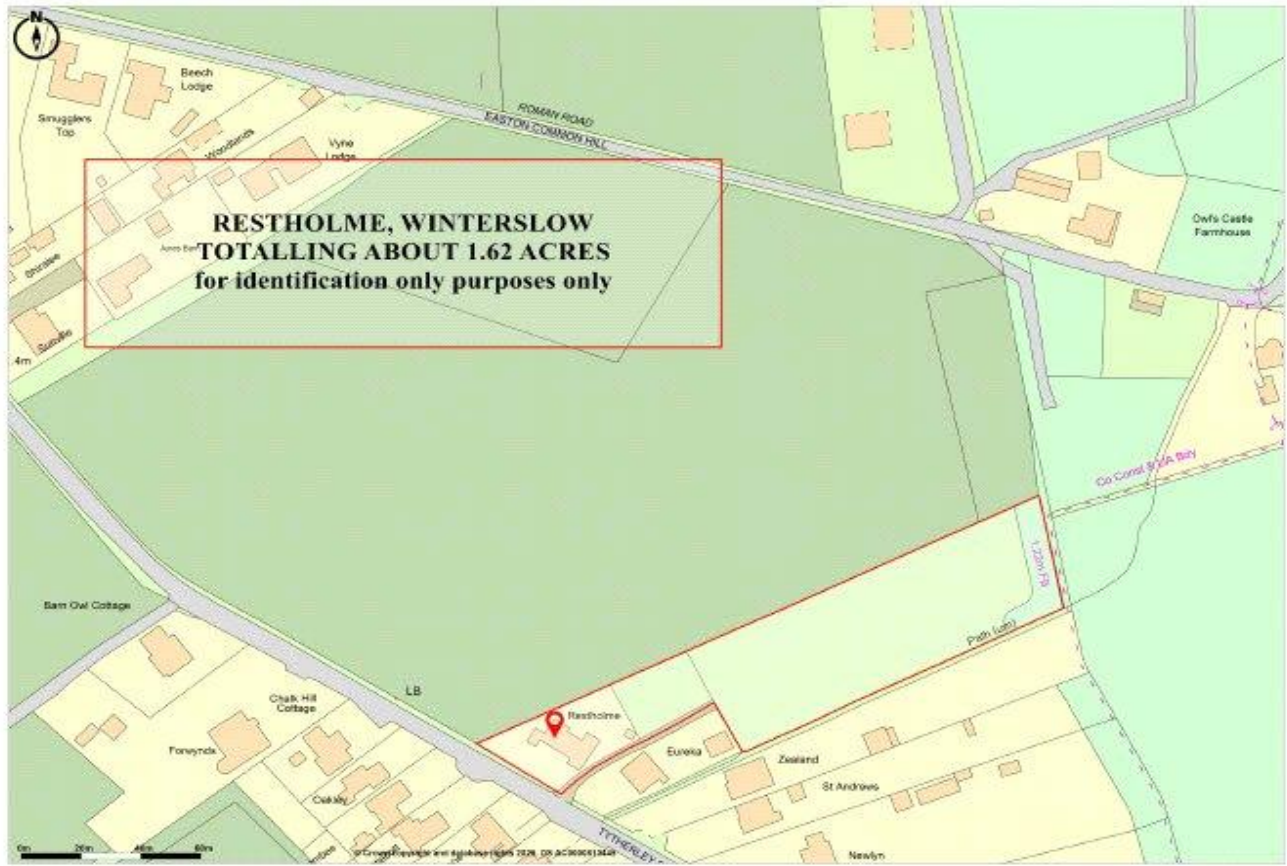




**RESTHOLME, TYTHERLEY ROAD
WINTERSLOW, SALISBURY**

EVANS & PARTRIDGE



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LANDMARK INFORMATION Plotted Scale - 1:2250. Paper Size - A4









RESTHOLME, TYTHERLEY ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1PZ

AN EXCITING OPPORTUNITY TO PURCHASE A DETACHED BUNGALOW IN NEED OF MODERNISATION, SET WITHIN 1.62 ACRES OF GARDEN GROUNDS AND Paddock, WITH TREMENDOUS SCOPE FOR ENLARGEMENT AND FAR-REACHING COUNTRYSIDE VIEWS TO THE REAR

**GARDENS AND GROUNDS - ABOUT 0.4 ACRES
Paddock - ABOUT 1.22 ACRES
GREAT SCOPE AND POTENTIAL
ELEVATED VIEWS OVER COUNTRYSIDE
CLOSE TO EXTENSIVE WALKING AND OUTFRIDING
QUIET EDGE OF VILLAGE SETTING**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

A detached bungalow with brick elevations beneath a mainly tiled roof, with a glazed porch and single garage under felt roofs. The well-laid-out accommodation is thoughtfully arranged, with all the living areas to one side, including a living room, dining room, study, and kitchen breakfast room with a separate small laundry, and three large double bedrooms to the other side accessed via a side hall, sharing a generously sized bathroom with a shower cubicle. The property stands in gardens and grounds extending to approximately 0.4 acres, with an immediately adjoining 1.22-acre paddock accessible via the garden or a separate track, ideal for grazing or rewilding. To the front, there is a gated driveway providing parking, while the rear enjoys superb open views over rolling farmland to distant woodland. There is great scope to extend and enhance the property, particularly if second-floor living could be introduced, creating an excellent family residence, but naturally this will be subject to obtaining the necessary consents.

LOCATION

The property enjoys a quiet elevated setting on the edge of East Winterslow (part of The Winterslows). The village provides a range of amenities including a post office, shops, public houses, doctors surgery/pharmacy, primary school and public tennis court. There is a bus stop for schools on the corner of Mill Lane. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including boys and girls grammar schools, and also a mainline railway station providing services to Waterloo. There is also a mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 mins. There is access to London and the West Country via the A343/A303.

ACCOMMODATION

Porch	UPVC/double glazed elevations beneath a felt roof. Door to the front. Ceramic tiled floor. Hardwood panel door with obscure glazed fanlight leading into:
Entrance Hall	A wide walkway connecting the front porch and rear hall, with doors to the living room, dining room and kitchen breakfast room. Central pendant light point.

Living Room	Open fireplace with exposed stone chimney breast and hearth, recesses to either side, each with raised slate display sills. Picture window to the front aspect. Wall light points.
Dining Room	Picture window to the front aspect. Ceiling light point. Serving hatch to the kitchen. Panel door into:
Study	Picture window to the front aspect. Alcove containing Camray oil fired boiler with high double cupboard above and tall cupboard to one side housing a hot water cylinder with linen shelves beneath. Ceiling light point.
Kitchen Breakfast Room	Stainless steel sink unit with drainer and mixer tap. Stone effect roll top work surfaces with ceramic tiled splashbacks. Range of oak fronted high and low level cupboards and drawers including deep pan drawers. Integrated fridge and freezer. Eye level integrated Neff microwave with recess and power beneath for oven. Ceramic hob with extractor fan and light above. Space for family breakfast table. Ceiling light points and loft hatch. Wide picture window to the rear aspect with far reaching views over rolling farmland and countryside. Alcove with shelving. Obscure glazed door to:
Rear Porch and Laundry	Part obscure glazed door to outside. Space and plumbing for washing machine. Fuse box and ceiling light point.
Rear Hall	Part obscure glazed door to outside. Space and plumbing for washing machine. Fuse box and ceiling light point.
Bedroom One	A large double bedroom with rear facing picture window and rural views over the garden and countryside beyond. Central dressing table with drawers beneath, mirror and light above. Built in wardrobes with high level storage. Central ceiling light point.
Bedroom Two	Double bedroom with picture window to the front aspect. Built in dressing table with drawers beneath, mirror and light above. Single wardrobe cupboards to either side with storage over. Pendant light point.
Bedroom Three	Double bedroom with picture window to side aspect. Sliding door to built-in wardrobe with cupboard above. Pendant light point.
Bathroom	Modern white suite including panelled bath with mixer tap. Basin set in a roll top granite effect surface with cupboard beneath, large mirror with strip light over. Low level WC with concealed cistern. Sliding curved door into enclosure with mixer shower. Two obscure glazed windows to the rear aspect. Ceiling light point and part-tiled walls.
Outside	Splayed access off village lane with five bar gates onto a stone edged herringbone block paved driveway providing ample parking and leading to the hardstanding around the front porch enclosed by a low wall. L-shaped front garden laid to lawn and enclosed to the front boundary by box and yew hedging. The side boundary is screened by an ivy covered wall. The side garden is a smaller lawn with shrubs and hedging, kept low to the rear to preserve the views. Oil Tank.
Garage	Brick and block construction beneath a felt roof with electric roller door to the front. Inspection pit, light and power connected. Window and UPVC door to the rear.
Rear Garden	Raised central terrace enjoying far reaching views over farmland and countryside. Brick retained gravelled terraces with central steps leading to a lower lawn. Side boundary enclosed by brick wall with lean-to greenhouse (in need of replacement) and summer house. Rear boundary enclosed by screen block wall with central arch and iron gate into the lower garden, laid to grass. Double gates at the rear, which can also be reached via a separate track shared with the neighbour, opening into:

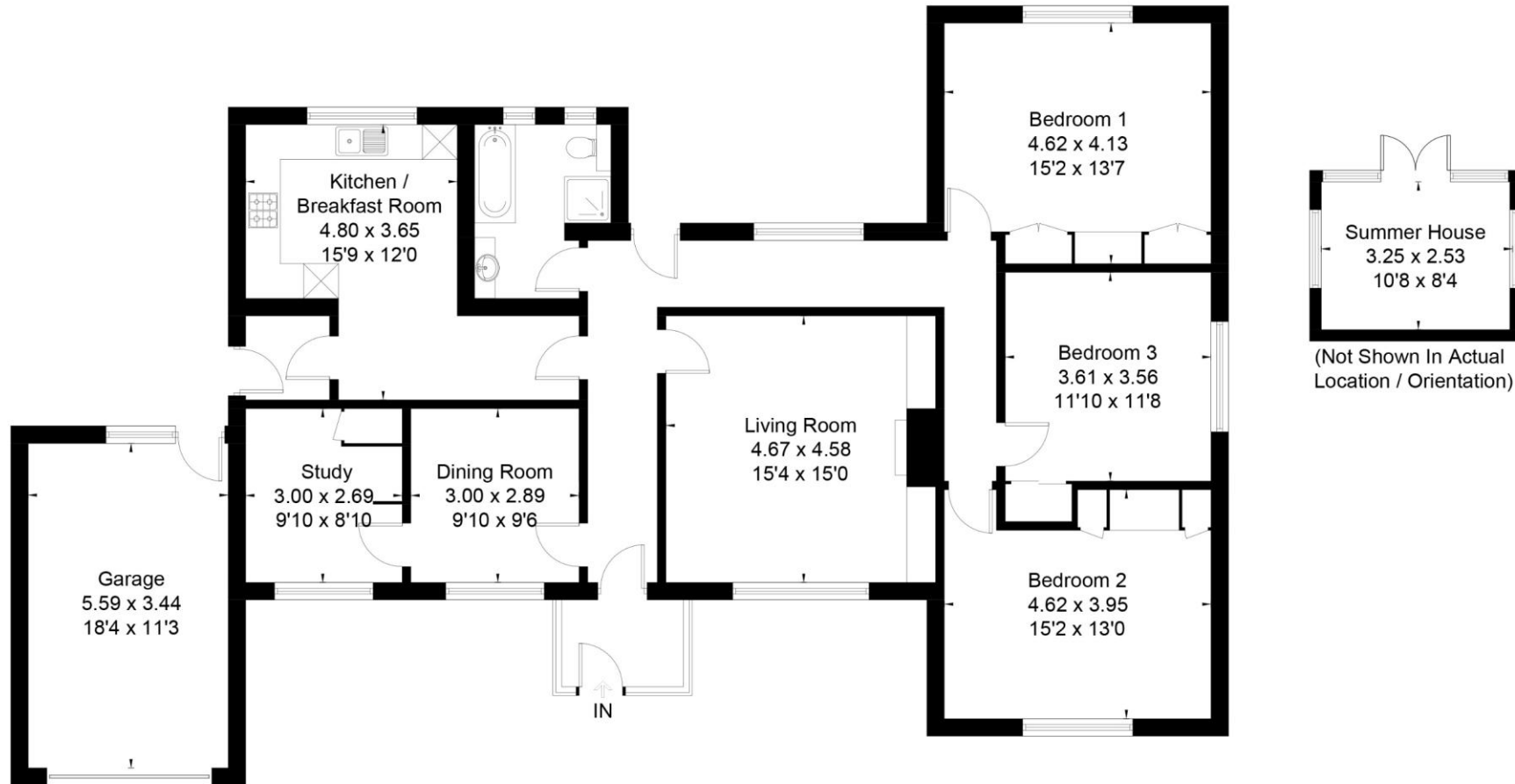
The Paddock	A large tree lined area of gently sloping permanent pasture, with views over adjoining farmland.
Council Tax	Wiltshire Council – Band F
Services	Mains water, private drainage, oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1PZ

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Floor Area = 142.8 sq m / 1537 sq ft
 Outbuildings = 8.3 sq m / 89 sq ft
 Garage = 19.4 sq m / 209 sq ft
 Total = 170.5 sq m / 1835 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100787

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		99 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		